



Wellesley Road, Wanstead

Offers In Excess Of £525,000 Leasehold

- Two bedroom garden flat
- Kitchen/diner
- Ground floor
- Private entrance door
- Permit parking Monday-Friday
- Period conversion
- Wanstead Village location
- Private, South facing garden
- Well-presented throughout
- 0.2 Miles to Snaresbrook Station

Positioned in Wanstead Village, Petty Son & Prestwich are delighted to offer this two bedroom ground floor apartment with private entrance door, kitchen/diner and direct access to a private, South facing garden.

Located in the heart of Wanstead, a mere 0.1 miles from Wanstead's vibrant High Street with its eclectic mix of shops, cafes, bars, restaurants, and beautiful green spaces, this attractive period apartment provides easy access to all local amenities, including both Snaresbrook (0.2 Miles) and Wanstead (0.4 Miles) stations.

On approach one can immediately appreciate the fine façade of this Victorian building oozing charm and character befitting its era, including attractive bay and sash windows and canopy porch. Stepping inside, the beautifully appointed accommodation does not disappoint. With no communal hallway, the private entrance door brings you first into a bright reception room with central fireplace and bay window providing plenty of light and space to accommodate additional seating. The main bedroom sits behind the reception room and offers views over the apartments sunny, private garden – ideal in the summer to allow a breeze without letting in road noise. The kitchen/diner sits in the middle of the home making it the natural place to gather with friends and family. The second bedroom also looks onto the garden and is currently laid out as a dressing room with daybed allowing for occasional use as a guest bedroom but could also make for the perfect home office. A beautiful contemporary bathroom finishes the internal accommodation. The icing on the cake is the private rear garden with a Southerly aspect that allows ensuring it enjoys sun from early morning until late evening, laid to deck and lawn it is low maintenance and the perfect place to enjoy a summer BBQ or glass of wine with friends, but there is plenty of scope to further landscape and to add an additional outbuilding or office space.

EPC Rating: D68

Council Tax Band: C

Lease Information: 153 years from 29th September 1984 (113 Years remaining)

Service Charge: N/A (Please discuss with the team)

Ground Rent: £50 per annum

Reception Room

14'3" x 12'11"

Kitchen/Diner

10'1" x 10'0"

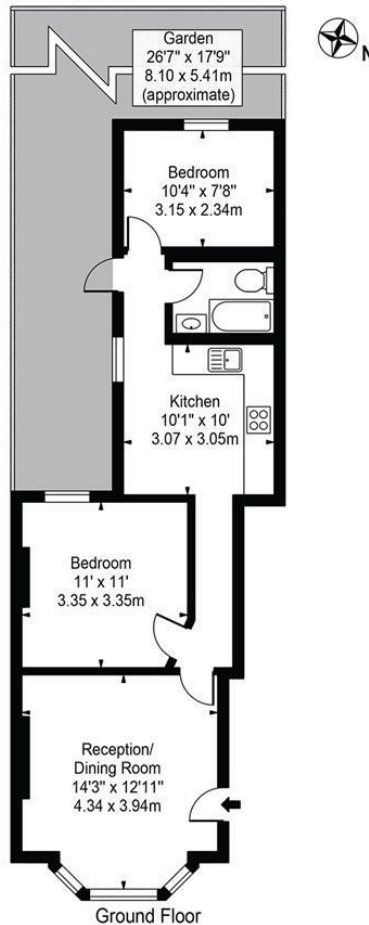
Bedroom One

11'0" x 11'0"

Bedroom Two

10'4" x 7'8"

Wellesley Road
Approx. Gross Internal Area 578 Sq Ft - 53.70 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.